070.0	0001	0001.D	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,500 / 759,500
					USE VALUE:	759,500 / 759,500
					ASSESSED:	759,500 / 759,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
322		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN RICHARD F JR & KEVIN
Owner 2:	TRS/ CLEEDA O BRENNAN TRUST
Owner 3:	
Street 1:	322 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRENNAN RICHARD F & CLEEDA -
Owner 2:	-
Street 1:	322 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,437 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2421 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11437.000	278,200	500	480,800	759,500
Total Card	0.263	278,200	500	480,800	759,500
Total Parcel	0.263	278,200	500	480,800	759,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.73 | /Parcel: 313.7

Legal Description

User Acct 44598

GIS Ref

GIS Ref

Insp Date 02/20/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0001.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,200	500	11,437.	480,800	759,500	759,500	Year End Roll	12/18/2019
2019	101	FV	226,000	500	11,437.	480,800	707,300	707,300	Year End Roll	1/3/2019
2018	101	FV	226,000	500	11,437.	412,100	638,600	638,600	Year End Roll	12/20/2017
2017	101	FV	226,000	500	11,437.	384,600	611,100	611,100	Year End Roll	1/3/2017
2016	101	FV	226,000	500	11,437.	329,700	556,200	556,200	Year End	1/4/2016
2015	101	FV	224,900	500	11,437.	295,300	520,700	520,700	Year End Roll	12/11/2014
2014	101	FV	224,900	500	11,437.	273,300	498,700	498,700	Year End Roll	12/16/2013
2013	101	FV	224,900	500	11,437.	260,600	486,000	486,000		12/13/2012

!5978!

PRINT

Date	Time
12/10/20	20:47:53

LAST REV

Date	Time
03/02/19	16:05:46
apro	
5978	

USER DEFINED

Prior Id # 1:	44598
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN RICHARD	70911-136		4/24/2018	Convenience	1	No	No		
	11991-449		5/3/1971		36,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2009	Meas/Inspect	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent	3	
10/12/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11437		Sq. Ft.	Site		0	70.	0.60	4			Med. Tr	-10					480,760						480,800	

Total AC/HA: 0.26256 | Total SF/SM: 11437 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,760 | Spl Credit | Total: 480,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31793892
Const Adj.:	1.00992393
Adj $ / SQ:	126.447
Other Features:	89500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403168
Depreciation:	124982
Depreciated Total:	278186

COMMENTS

648-3724, SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

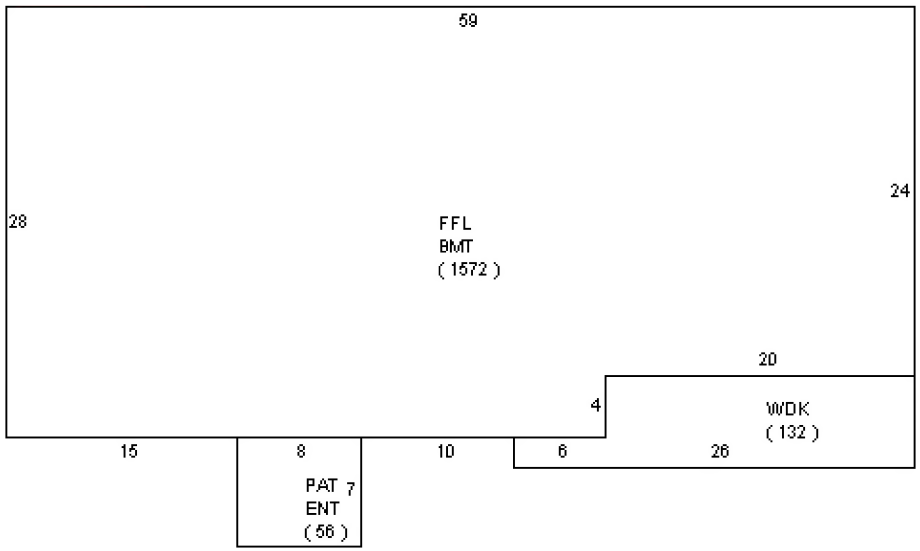
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,572	126.450	198,774
BMT	Basement	1,415	52.730	74,600
WDK	Deck	132	13.710	1,810
ENT	ENTRY	56	26.660	1,493
PAT	Patio	56	6.060	339
	Net Sketched Area:	3,231	Total:	277,016
Size Ad	1572	Gross Are	3388	FinArea 2421

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90	RRM	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	139.09
Special Features:	0	Val/Su Net:	86.10
Final Total:	278200	Val/Su SzAd	176.97

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0001.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X20	A	AV	1960	3.81	T	40.8	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500